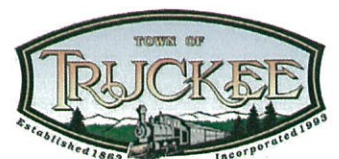


# 2012 Community Development ANNUAL REPORT

Town of Truckee | April 23, 2013



# 2012

## Community Development

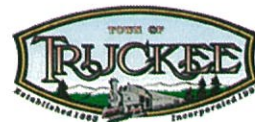
### *Annual Report*

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April 23, 2013



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## **1. PURPOSE OF REPORT**

The Community Development Department has prepared this report to comply with the provisions of Section 65400(a) of the California Government Code, which requires the planning agency of each city and county to submit an annual report to State agencies. The annual report is to include:

1. The status of the general plan and the Town's progress in its implementation;
2. The Town's progress in meeting its share of regional housing needs;
3. The Town's efforts to remove governmental constraints to the maintenance, improvement, and development of housing;
4. The degree to which the Town General Plan complies with the State General Plan Guidelines and the date of the last revision to the plan.

To provide other information that may be of benefit to the Town decision-makers, Town staff, other local public agencies, and community members in understanding growth, development, and conservation in Truckee, the Community Development Department has expanded the report. The report summarizes growth and development that occurred in Truckee in 2012 along with community efforts to conserve natural resources in the area. The report also lists major residential and non-residential projects that were completed, under construction, or approved in 2012. Lastly, the report estimates current levels of residential commercial, industrial, and institutional development in Truckee.

Consequently, it is the intent and purpose of this report to inform local decision-makers and the general public on growth, development, and housing issues in Truckee. We hope that the information in this report will assist decision-makers in discussing these issues and taking appropriate action and will encourage and enable members of the public to participate more effectively in the decision-making process.



## 2. INTRODUCTION

The economic normal in Truckee is one of slow and steady growth. The trends in building permit and land use application submittals that led to the construction of over 300 homes per year and approval of over 100 new land use entitlements has now dramatically changed. The current trend is in keeping with State and national economic trends created by reduced wages, tightened lending practices, and cautious investors. While construction and land use activity continue within the town, fewer new homes and limited new commercial square footage is being constructed.

Residential growth continued to be slow with housing units increasing by 0.3% (consistent with a 0.3% increase in 2011). Additionally, from 2011 to 2012, the non-residential growth rate, excluding institutional projects slowed to 0.03%. With excess commercial square footage available in most commercial and industrial centers throughout the Town, the supply exceeds the demand for non-residential floor space. New commercial construction has been slow to recover since the economic downturn.

Although larger planning projects such as the Joerger Ranch Specific Plan and Coldstream Specific Plan will continue in their planning review processes, the smaller commercial and industrial projects that were typical prior to the economic downturn will not likely start up again in 2013. The decrease in building activity has significantly impacted Truckee's local economy and is likely to have an equal effect on the community fabric. California Department of Finance estimates show an approximately 17% increase in Truckee's population between 2000 and 2010 and an approximately 31% increase in the number of homes built. The number of persons per household, however, during this same timeframe decreased 5% and continues to consistently decrease year-after-year. For 2012, there was a decrease in population (-0.6%) and a slight increase in housing construction (0.4%). The rate of non-residential construction appears to be slowing down from 2011 at 0.03%<sup>1</sup>, and is expected to have a much slower recovery/growth rate than either population or housing in the next few years.

Staff anticipates that land use permit activity for smaller projects and new home starts/new non-residential development will continue to remain slow, thereby resulting in little change in housing and non-residential floor space being completed in 2013. As in previous years, there is opportunity to continue processing more long-range planning projects such as the Development Code Update, Downtown Specific Plan Update, and Housing Element implementation and update.

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<sup>1</sup> Excludes institutional projects listed as complete in Appendix 7

### 3. RESIDENTIAL DEVELOPMENT

Previously, Truckee has experienced a relatively high residential construction rate since its incorporation. Between 2001 and 2010, an average of 214 residential units were built annually. However, with the continuation of the current economic slowdown, residential construction growth in 2012 was only 0.4%. In 2012, 51 residential units were completed—41 single-family and 10 multi-family units, (and three demolitions). This is approximately 78% less than the 2001 to 2010 average but 34% more than 2011 where 38 units were completed.

Of the homes built between 2000 and 2012, approximately 77% were detached single family homes. The percentage of detached single family homes slowly declined from 85% of housing units in 2000 to approximately 80% in 2012. No affordable units were constructed in 2011 or 2012.

**Table 1:** Housing Units Built—2001-2012<sup>2</sup>

	Very Low-	Low-	Mod-	Above Mod- and Market
<b>Housing Units Built (2012)</b>				
Single Family Detached	0	0	0	41
Single Family Attached, Multi-Family	0	0	0	10
<b>Housing Units Built (2011)</b>				
Single Family Detached	0	0	0	36
Single Family Attached, Multi-Family	0	0	0	2
<b>Housing Units Built (2001-2010)</b>				
By Housing Type:				
Single Family Detached	0	0	0	1,432
Single Family Attached, Multi-Family	135	55	14	444
<b>Housing Units Built (2001-2012)</b>				
By Housing Type:				
Single Family Detached				1,509
Single Family Attached, Multi-Family				456
By Ownership:				
For Purchase	0	11	13	1,454
For Rent	135	44	1	511
<b>Total</b>	<b>135</b>	<b>55</b>	<b>14</b>	<b>1,965</b>

#### 3a. Housing and Population Counts and Estimates

The California Department of Finance annually estimates population, housing units, vacancy rates, and occupancy rates for the state as well as each county and city in California. Each year the population and housing estimates for cities are prepared using a benchmark year (which coincides with a census data release year) and city-provided data for new construction, annexations, demolitions, and conversions. The California Department of Finance released its latest population report in May 2012. This report provides revised population estimates for January 1, 2011 and provisional population

<sup>2</sup> Assumes a 74% owner-occupancy rate, 4.4% margin of error, State of California, Department of Finance, December 14, 2010.



estimates for January 1, 2012 for the state, counties and cities, and a calculation of annual percent change.

As shown in Table 2 below, Truckee's population grew by 2,316 persons between 2000 and 2010 which is an average of 1.7% increase in population per year. The Department of Finance's January 1, 2012 population estimate for Truckee is 15,918, or a 0.6% decline in population from the adjusted 2011 population estimate of 16,021<sup>3</sup> and a 2.3% decrease in the growth rate from the previous 10-year average of 1.7%. Compared to the State of California, Truckee's population growth rate is lower (the difference from 0.7% in the state and -0.6% in Truckee). Truckee's population decrease was at a rate slightly less than Nevada County's (the difference between -0.6% in Truckee and -0.8% in Nevada County).

**Table 2: Housing and Population Census Data:  
2000 and 2010<sup>4</sup> Benchmarks**

	April 1, 2000	April 1, 2010	Percent Change 2000-2010	Average Growth Rate Per Year
<b>Total Population</b>	13,864	16,180	16.7%	1.7%
<b>Total Housing Units</b>	9,757	12,803	31.2%	3.1%
<i>Occupied</i>	5,149	6,343	23.2%	-
<i>Vacant</i>	4,608	6,460	40.2%	-

Similar to population, and as in 2011, the rate of new home construction has slowed. As shown in Table 2 above, Truckee's housing grew by 3,046 units between 2000 and 2010 which is an average increase of 3.1% units per year. The Department of Finance's January 1, 2012 adjusted housing unit estimate for Truckee is 12,845 units, or a 0.3% increase from the adjusted 2011 housing estimate and a 2.8% decrease in growth rate from the previous 10-year average.

With 51 units and three demolitions completed from January 1, 2012 to January 1, 2013, in addition to the Department of Finance January 1, 2012 housing estimate, it is estimated that there were a total of 12,893 residential units in Truckee as of January 1, 2013<sup>5</sup>. This equates to a rate of growth in housing units of 0.4% for 2012 and approximately 15,982 persons as of January 1, 2013<sup>6</sup>. This would be approximately 64 new permanent residents and a 0.4% increase in population.

Based on Department of Finance estimates, Truckee's vacancy rate (and hence the proportion of permanent to second homes) has remained consistent the past two years

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<sup>3</sup> State of California, Department of Finance, *E-1 Population Estimates for Cities, Counties and the State with Annual Percent Change — January 1, 2011 and 2012*. Sacramento, California, May 2012.

<sup>4</sup> Table 2 was prepared using Table 1 and Table 2 of the U.S. Census Bureau 2010 Census Redistricting File.

<sup>5</sup> Based on 12,845 existing residential units in 2012 +51 (subtract 3 demolitions) new units completed in 2012. The 51 new unit number includes secondary units, single-, and multi-family dwellings issued final building occupancy in 2012. This is an estimate based on DOF number from January 2012 + Town of Truckee construction numbers from January 1, 2012 to January 1, 2013.

<sup>6</sup> The 2012 population estimate is based on the following assumptions: 15,918 residents, 48 new units at a vacancy rate of 50.46%, and an occupancy rate of 2.50 persons per household (per Department of Finance Table E-5 City/County Population and Housing Estimates, 1/1/2012, May, 2010).



at 50.46% and Truckee's household occupancy (the number of persons in each occupied housing unit) continues to decline slightly (down from 2.52 in 2011 to 2.50 in 2012).

### **3b. New Home Starts**

Housing starts in Truckee have not changed substantially from 2009. A total of 18 permits were issued in 2009, 19 were issued in 2010, 31 were issued in 2011, and 32 were issued in 2012. The last few years are dramatically different from the high of 385 in 2005, and it appears that the number of residential units that will be constructed in 2013 and 2014 will continue to be low. This trend can be attributed to the same economic factors that affected construction in 2009-2011, including continued job loss/lack of new job availability, tightened lending practices, availability of market rate units as well as property foreclosures. As shown in Table 3 below, as of January 1, 2012 there were 32 residential units under construction. As of March 18, 2013, an additional 5 single-family residential building permits have been submitted/applied for but not yet issued. The number of building permits finalized and therefore considered built in 2011 versus 2012 increased by 34%. The trend for 2012 as of the writing of this report shows strong activity for remodel-type permits, and steady activity for new residential construction.

**Table 3: Residential Housing Data 5-Year Estimates 2008-2012<sup>7</sup>**

	2008	2009	2010	2011	2012
<b>Total Housing Units</b>	12,133	12,297	12,803	12,807	12,845
<b>Total Finaled Building Permits</b>	206	164	53	38	51
<b>Total Issued Residential Building Permits</b>	56	18	19	31	32
<b>Housing Growth Rate</b>	1.7%	1.3%	0.4%	0.3%	0.4%

### **3c. Major Multi-Family Residential Projects Built or under Construction**

For the purposes of this report, "under construction" projects are defined as those with units physically under construction, or projects that have not yet reached buildout. Projects are defined as "built" when certificates of occupancy have been issued for all units within the project. Pinyon Creek was the only multi-family residential project that completed buildout in 2012. No new major multi-family units began construction in 2012.

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<sup>7</sup> Table 3 was prepared using the 2008, 2009, 2010, and 2011 Community Development Annual Reports. The 2012 housing unit total is derived from Department of Finance Table: E-1 and reflects adjusted housing unit estimates based on 2010 Census counts as a benchmark;

Major multi-family residential projects built or under construction include The Boulders, the Deer Trail Townhomes within Gray's Crossing, Spring Creek, Stoneridge, and Winter Creek.

See Appendix 4 for project specifics. Within these projects there are 204 units remaining to be constructed.<sup>8</sup>

### **3d. Approved Major Residential Projects**

There are several major residential projects with land use approvals for which construction has not yet begun. These include The Enclave and The Villas Phase 2 of Old Greenwood, Gray's Crossing attached units, Gray's Crossing cottages and attached units, Northwest Townhomes, The Boulders Phase IV, and the Lizondo subdivision. These projects are described in greater detail in Appendix 5.

There are 284 residential units in these projects with an additional 151 to 155 deed-restricted affordable for-purchase units. The Town also approved the Railyard Master Plan in June 2009 for a 75-acre site at the eastern end of Downtown. The Railyard Master Plan establishes maximum allowable development (M.A.D) by district including up to 15,000 sq. ft. office, 90,000 sq. ft. retail, a 1,000 seat movie theater, 60 lodging units, and 25,000 sq. ft. institutional. Although the Master Plan is approved, no projects have been approved, within the Master Plan Area therefore, the Railyard M.A.D. is not included in Appendix 5.

This information is the same as described in the 2011 Community Development Annual Report.

### **3e. Residential Buildout**

Buildout is defined as the development of land to its full potential or theoretical capacity as permitted under current proposed planning or zoning designations. The 2025 General Plan estimates that the residential buildout for Truckee—based on General Plan land use designations and densities—is 19,901 dwelling units<sup>9</sup>. This buildout would result in a projected buildout population of 28,263 persons based on 2025 General Plan assumptions<sup>10</sup>.

As shown in Table 4 below, the Town is currently at approximately 64.5% of total residential buildout. Upon completion of all residential units under construction or approved, there would be 13,362 residential units, which is approximately 67% of total residential buildout.

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<sup>8</sup> The Boulders Phase IV project is not included in this total, but is included in the Approved Major Residential Projects category.

<sup>9</sup> Source: General Plan Table 1-2

<sup>10</sup> Source: General Plan Table I-I



**Table 4:** Residential Buildout

	# of Units	% of Buildout
Completed as of 1/1/2012	12,845	64.5%
Under Construction	233 <sup>11</sup>	1.2%
Approved <sup>12</sup>	284 <sup>13</sup>	1.4%
Total	13,362	67.1%
Buildout	19,901	100%

The Town Planning Division is also reviewing land use applications for Planned Community-3 (Joerger Ranch Specific Plan), Planned Community-1 (Coldstream Specific Plan), Canyon Springs, and the Pollard Station Senior Living project which, if approved, will add at least an additional 603 residential units<sup>14</sup>.

See Appendix 6 for a list of projects that are currently under review and are anticipated to be submitted in 2013.

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<sup>11</sup> The 202 total is the sum of the un-built units in Appendix 4.

<sup>12</sup> Does not include single family residential permits on existing subdivision lots.

<sup>13</sup> The 284 total includes the 133 market rate residential units and 151 affordable units identified in Appendix 5.

<sup>14</sup> 603 residential units does not include Joerger Ranch, which has not yet been determined.



#### 4. AFFORDABLE HOUSING

Affordable housing is a community priority. The Town has made significant progress towards removing barriers to affordable housing construction over the last ten years. With the creation of the 2007-2014 Housing Element, the Town created an aggressive schedule to implement housing program including rezoning property, removing Development Code barriers, and reviewing other Town policies for consistency with State and Federal housing regulations. Although the Town has had success in getting affordable housing constructed in the past, with the slowed economy, there was no new development proposed and therefore no new affordable housing units proposed.

##### 4a. New Affordable Housing Starts

No new affordable housing units were submitted to the Town Building Division in 2012 or 2013.

##### 4b. Affordable Housing—Built

The Town currently has 347 deed restricted affordable units that are complete and have been issued final building occupancy. As previously stated, there are currently no affordable units under construction. Table 5 below summarizes completed for-rent and for-sale affordable housing units and includes data from the 2007-2014 planning period and Housing Element Tables HC-1 and HC-2.

**Table 5:** Affordable Housing—Built 2007-2012

Project	For Sale	For Rent	Very Low- (45% AMI)	Low- (80% AMI)	Median- (100% AMI)
The Boulders <sup>15</sup>	1		-	-	1
Frishman Hollow		32	31	1	-
Hennessey Flats		92	50	41	1
Spring Creek	3				3
Stoneridge	8		-	8	-
Total:	136		136		

##### 4c. Approved Affordable Housing Units

The Town currently has seven major residential projects for which land use approvals have been granted but construction has not started. These projects include: The Boulders Phase IV, Gray's Crossing Cottages and attached units, Old Greenwood Enclave and Villas Phase 2 units, the Lizondo subdivision, and Northwest Townhomes. Included in these projects are 78 affordable housing units<sup>16</sup>. See Appendix 5 for project details.

<sup>15</sup> Does not include Phase IV, Phase IV units are discussed in the Approved Major Residential Project section of this report.

<sup>16</sup> 78 affordable units = 2 low-income (80% AMI) and 76 median-income units (100% AMI). Although there are an additional 68 moderate-income (120% AMI) units approved, there are excluded from this calculation.



The Town also has several approved non-residential projects, which if constructed, will provide an additional 13 affordable housing units<sup>17</sup>. As shown in [Table 6](#), the combined total of affordable housing units included in approved non-residential and residential projects is 155 units (for all affordability levels). If constructed, these would be added to the 347 built units bringing the total to 502 affordable units.

**Table 6:** Affordable Housing—Built, Under Construction, or Approved

	Income Level									
	Very-Low (45% AMI)		Low- (80% AMI)		Moderate- (100% AMI)		Above-Mod.- (120% AMI)		Total	
	For Rent	For Sale	For Rent	For Sale	For Rent	For Sale	For Rent	For Sale	For Rent	For Sale
Deed-Restricted Housing Built Since 2007	81	0	42	11	1	4	0	0	124	15
Non-Deed- Restricted Housing Built Since 2007	0	0	0	29	0	25	0	3	0	57
Under Construction	0	0	0	0	0	0	0	0	0	0
Approved	0	0	0	2	0	76	8	77	8	155
Sub-Totals	81	0	42	42	1	105	8	80	132	228
	81		84		106		88		359	
Total:	360									

#### 4d. Meeting our Affordable Housing Objectives

The Housing Element establishes quantified objectives in the number of housing units which the Town believes can be constructed, rehabilitated, or preserved over the planning period. Our current planning period is from January 2007 to June 2014, and the Housing Element establishes an objective to construct, rehabilitate, or preserve 1,632 affordable housing units over this seven year period<sup>18</sup>.

**Table 7:** Affordable Housing Objectives and Needs, Regional Housing Needs Allocation, Planning Period 2007-2014<sup>19</sup>

	Very-low Income	Low Income	Moderate Income	Above- Moderate Income	Total
Regional Housing Needs Allocation	305	230	248	476	1,259
Built, Under Construction, Approved	78	82	108	89	360
Remaining Need	227	148	140	387	899
% of Remaining Need to Objectives	74%	64%	56%	81%	71%

Since 2007, 139 deed-restricted units have been built. An additional 29 homes were purchased by low-income households, 25 homes were purchased by moderate-income

<sup>17</sup> 13 median-income (100% AMI)

<sup>18</sup> Source: Housing Element Table H-2.

<sup>19</sup> Source: Housing Element Table H-2 and HA-31.

households, and 3 homes were purchased by above-moderate income households using Town funded first-time homebuyer loan money; however, 3 of the Stoneridge affordable housing units have reverted from deed-restricted to market-rate. The total number of affordable units built during the 2007-2014 planning period is 196 units. No new units were added in 2010, 2011, or 2012 and the Planning Division does not anticipate any additional affordable housing units in 2013—particularly with the elimination of the Town Redevelopment Agency. The Town has met approximately 12% of the General Plan quantified housing objective stated above, and 16% of our regional housing needs allocation with 196 completed units. If the approved units are assumed to be constructed, the percentages go up to 23% and 29% respectively.



## 5. NON-RESIDENTIAL DEVELOPMENT

Unlike residential development, the growth rate for non-residential floor space increased. Although this is a large increase from 2011's growth rate of 0.3% to 2012's growth rate of 2.6%, the majority of the square footage added was by public entities—i.e. the Town of Truckee and Tahoe Forest Hospital District. Excluding institutional projects, the non-residential growth rate in 2012 was 0.09%, demonstrating that the Town continues to add commercial square footage slowly.

As of March 18, 2013, the following new non-residential permit had been submitted to but not issued from the Town Building Division:

Fifty-Fifty Brewing Company 20,607 sq. ft. commercial building with office, hospitality-meeting room, brewery, retail store, and storage (11177 Brockway Road).

### 5a. Non-Residential Floor Space Built

A total of 89,430 square feet of non-residential floor space was built in 2012. The total of this square footage was from the completion of the Town of Truckee Public Service Administration and Maintenance Facility Building, the Tahoe Forest Cancer Center building shell, and the Follet Mixed-Use building. The majority of non-residential commercial activity in 2012 was in the form of commercial remodel projects within existing buildings.

### 5b. Non-Residential Estimates

Based on 2025 General Plan and non-residential floor space built estimates, the Community Development Department estimates there is approximately 3.5 million square feet of non-residential floor space in Truckee. Nearly half of this floor space is commercial (not including lodging).

**Table 8:** Non-Residential Floor Space

	Estimate January 1, 2012	Built in 2012	Estimate January 1, 2013
<b>Commercial</b>	1,597,207 sq. ft.	2,800	1,600,007 sq. ft.
<b>Lodging</b>	485,272 sq. ft.	0	485,272 sq. ft.
<b>Lodging Rooms</b>	561 rooms	0	561 rooms
<b>Fractional Ownership Units</b>	75 units	0	75 units
<b>Industrial</b>	794,329 sq. ft.	0	834,210 sq. ft.
<b>Institutional and Other</b>	600,465 sq. ft.	86,630sq. ft.	638,214 sq. ft.
<b>Total:</b>	3,477,273 sq. ft.	89,430 sq. ft.	3,566,703 sq. ft.

**5c. Non-Residential Projects under Construction**

In 2012, there were several non-residential projects substantially under construction: the Old Greenwood fractional units, the Town Animal Shelter, the Tahoe Forest Hospital emergency/sterile processing building, Dependable Tow, the Phoenix Executive building and the Kelly Brothers Paint Building. The total square footage for non-residential projects that are under construction, currently, is 49,113 sq. ft.

See Appendix 7 for additional information on projects completed and under construction in 2012.

**5d. Major Approved Projects**

A number of non-residential projects have received their land use approvals but have not yet started construction. Many have either been granted time extensions (due to the state or Town approved extensions), or will need time extension approvals to retain their approvals. Approved land use projects include (See Appendix 8 for project details):

- Pioneer East
- Hotel Avery
- Inn at Truckee remodel
- Finn Industrial Building
- Waltman Use Permit
- Fifty-Fifty Brewing Company Brewery (The Rock Building F Project Amendment)

Three development projects had their land use approvals expire: Truckee Sanitary District Vehicle Storage Building, Donner Offices, and Royal Ridge. The developers will need to submit new land use applications to pursue their projects. In addition, Dependable Tow applied for and was issued a building permit and is therefore considered “under construction” and no longer included in the approved project category. With the changes, the overall approved non-residential floor space decreased by approximately 10.4% between 2011 and 2012.

**Table 9:** 2012 Approved Non-Residential Floor Space

Use	Floor Space
<b>Commercial</b>	<b>116080sq. ft.</b>
<b>Lodging</b>	<b>47,299 sq. ft.</b>
<b>Lodging Rooms</b>	<b>33 rooms<sup>20</sup></b>
<b>Fractional Ownership Units</b>	<b>54 units</b>
<b>Industrial</b>	<b>17,793 sq. ft.</b>
<b>Institutional and Other</b>	<b>0 sq. ft.</b>
<b>Total</b>	<b>181,172sq. ft.</b>

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<sup>20</sup> This number assumes the difference between a loss of 22 hotel units for the Inn at Truckee remodel project and the gain of 55 units for the Hotel Avery project.



**5e. Non-Residential Buildout**

The 2025 General Plan estimates that the non-residential buildout for the Town of Truckee based on General Plan land use designations and intensities is 4,990,700 square feet of floor space. The Town is currently at 71.5% of non-residential buildout. Upon completion of all non-residential floor space under construction or approved, the Town will be at 76.1% of non-residential buildout.<sup>21</sup> This is a 0.2% increase in non-commercial growth from 2011.

**Table 10:** Non-Residential Buildout

	Square Feet	Buildout %
Completed as of 1/1/2012	3,566,703	71.5%
Under Construction	49,113	1.0%
Approved	181,172	3.6%
Total	3,796,978	76.1%
<b>Buildout</b>	<b>4,990,700</b>	<b>100%</b>

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<sup>21</sup> This total does not include the Railyard Master Plan or the Hilltop Master Plan.



## **6. MAJOR PROJECTS BEING CONSIDERED IN 2013**

The Town is currently processing two specific plans for major mixed use projects which are anticipated to continue in 2014. These are the Joerger Ranch (Planned Community 3) and Coldstream (Planned Community 1) Specific Plans. The Town is also processing the Summary Plan, or early public review process, for Truckee Springs which will continue in 2013.

In addition, two additional major housing projects submitted in 2010—Canyon Springs and Pollard Station—will also likely be considered by the Planning Commission in 2013. Non-residential projects under consideration or anticipated could add up to an additional 198,000 sq. ft. of commercial, 5,249 sq. ft. of lodging, and 209,000 sq. ft. of industrial.<sup>22</sup> Residential projects could add up to an additional 754 residential units.<sup>23</sup> See Appendices 6 and 9 for project details.

Upon completion of all projects under construction, approved, under consideration, or anticipated, the Town could be at approximately 67.1% of residential buildout and approximately 76.1% of non-residential buildout. These totals do not include the Railyard Master Plan or Hilltop Master Plan (with the exception of Pollard Station) as it is unclear when future projects may be submitted.

### **6a. Conservation of Natural Resources**

When it comes to conservation of Truckee's natural resources, community efforts in the past have focused on permanent preservation of open space, restoration of waterways and native habitat, and public access to natural resources. In 2012 these same efforts continue. The following efforts were undertaken to conserve natural resources:

1. Truckee River Day was held, once again, under the guidance of the Truckee River Watershed Council. Community volunteers performed stream and habitat restoration, work in the Truckee River and Trout Creek along with other waterways located outside the Town but within the Truckee River watershed. Projects included re-vegetation of a portion of the Old Town Corporation Yard Property.
2. The Town Engineering and Planning Divisions put effort towards:
  - Continued implementation of the Truckee River Water Quality Monitoring Plan water monitoring, including education and training, public outreach, and installation of landscaping, irrigation, and stormwater detention chambers in public projects.
  - Restoration of Trout Creek Reach 3 which involved widening and improving a degraded segment of Trout Creek located downstream of Donner Pass Road in Downtown. The majority of the construction was completed in 2011, but the vegetation was installed and maintained in 2012.

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<sup>22</sup> These non-residential figures include PC-1, PC-3, and all projects listed under Appendix 9. The 198,000 sq. ft. of commercial assumes 30,000 sq. ft. in PC-1, 144,000 sq. ft. in PC-3, 7,000 for the Dickson Realty building, and 17,000 for the Grocery Outlet. The lodging square footage for Truckee Springs is excluded as no estimated square footage was provided at the time of the preparation of this report. PC-3 numbers are based on an assumption of 16.58 acres of commercial development and 24 acres of industrial development at 0.2 FAR.

<sup>23</sup> The 754 residential units include all projects listed in Appendix 6. PC-3 is assumed to have 3.4 acres of residential development at 12 units per acre.

- Design of the Trout Creek Restoration Reach 1/Phase 1 Project, which will widen and improve the section of Trout Creek that is immediately upstream on Donner Pass Road.
- Completion of the CEQA document for the Truckee River Legacy Trail Phase 3B project, which will extend the existing trail along the Truckee River and to Glenshire Drive. The trail will include several opportunities to interpret the natural and historic resources along the trail.
- Preliminary design planning for the Tahoe Donner to Downtown Recreational Trail.
- Water quality improvements such as the 2012 Paving and Drainage Project that included drainage improvements to Martis Valley Road, Schussing Way, Palisades Drive, and Frates Lane.
- Update of Town stormwater requirements in the Development Code.
- Design of the Brockway Road Trail Project which will provide a Class 1 trail along Brockway Road between The Rock and the Regional Park, including restoration of portions of wetland.
- Support and participation in the River Friendly Landscaping Program implemented by Truckee River Watershed Council



## 7. IMPLEMENTATION OF GENERAL PLAN ACTIONS

The Town continued to spend a significant part of 2012 working on implementation of General Plan goals, policies, and actions, particularly through the Development Code Update. The 2007-2014 Housing Element establishes an aggressive schedule for implementation of policies, programs, and actions, and the Town made this a priority. This section of the report discusses the Town's 2012 efforts in implementing General Plan policies, programs, and actions and addressing affordable housing constraints. Appendix 1 summarizes these actions. The highlights and challenges of the Town's efforts in implementing General Plan actions include:

### Highlights

- The Town continues to work on a comprehensive update to the Development Code to implement a number of General Plan policies and actions. The Town Council adopted four zoning ordinance amendments in 2012 (2012-02, 2012-05, 2012-07, and 2012-09) to clarify, strengthen, and simplify the Development Code. Staff completed most of the remaining proposed amendments in the December 28, 2012 Development Code update and continues to work toward completion/adoption of all amendments by 2013.
- The Town updated the *Trails and Bikeways Master Plan* to accurately reflect the current trail network. The General Plan Conservation and Open Space Element requires consistent review and update of the Master Plan to ensure that it reflects needed trail links in relation to public open space resources.

### Challenges

- The Town does not yet know the resources that will be necessary to implement the General Plan policies and actions within the intended timeframes. With continued budget constraints and the dissolution of the Redevelopment Agency, the Town is faced with accomplishing General Plan programs with less revenue, less staff, and changing community expectations.
- No work was initiated on a number of major projects (e.g., Downtown Specific Plan Update, Open Space Acquisition and Management Plan) that were scheduled to be initiated between 2007 and 2012.

## 8. IMPLEMENTATION OF HOUSING ELEMENT PROGRAMS

Appendix 2 (Table C of the Annual Element Progress Report: *Housing Element Implementation*) summarizes the implementation status of each Housing Element program and the actions taken by the Town in 2012 to implement the 2007-2014 Housing Element. The highlights and challenges of the Town's efforts in implementing housing programs include:

### Highlights

- The Town continued to utilize a housing consultant in 2012 to assist the Town in applying for housing grants and administering Town's affordable housing programs.
- Despite a reduction in Planning Division staff, the Town had committed to devoting substantial staff time to implementing housing programs and removing governmental constraints to affordable housing.

### Challenges

- With the slowed economy, developer profit margins have decreased significantly, and affordable housing requirements are being perceived as a roadblock for new projects. In addition, lending for projects with affordable housing continues to be difficult to obtain. With the elimination of the Redevelopment Agency, the Town has less money available for encouraging the development of affordable housing units.
- Built affordable housing units are falling out of the affordable housing pool due to lack of buyers and depressed housing prices; the current cost of market-rate units is less than many of the deed-restricted affordable housing prices, which is creating a disincentive to purchasing a deed-restricted unit.
- The Housing Advisory Work Group (HAWG) was dissolved by the Town Council under Resolution No. 2012-31, adopted on July 24, 2012. This decision was based on HAWG's completion of many of the high priority Housing Element action items, the difficulty obtaining a quorum for scheduled meetings, and the need to reallocate staff resources to carry out other time-sensitive Council goals. HAWG, or an ad hoc housing committee, is anticipated to reconvene, at the will of Town Council, in the fall of 2013, if not sooner, to initiate the 2014 Housing Element Update process. Should the Council determine to reform the Housing Advisory Work Group in the future, a new resolution would be adopted.

### **8a. Affordable Housing Governmental Constraints**

Appendix 3 lists the governmental constraints to affordable housing as identified in the Housing Element and summarizes the Town's efforts to mitigate those constraints.



**Appendix 1**  
**Status of General Plan Actions in 2012**

Action	Status
Development Code Amendments	Review of Development Code amendments is currently underway. The Planning Commission and Town Council have reviewed several major topics including affordable housing density bonuses, density and living area provisions as well as open space and clustering and signs. Six zoning code amendment ordinances were adopted by the Town Council from 2010 to 2011, and four zoning code amendment ordinances were adopted in 2012.
Downtown Traffic Study	The Engineering Division along with LSC Transportation Consultants completed the Town's traffic model update in 2012.
Green Building Program	The Town continued efforts to promote green building in 2012 through work on water quality monitoring and education, handouts, and training. Although the Town did not adopt policy specific to a green building program, this remains a priority for the Town.
Historic Preservation Program Implementation	<p>The Town continued efforts to promote historic preservation in 2012 through the Mills Act Program, which was initiated in 2004. The program has been a successful incentive to promoting rehabilitation and investment.</p> <p>The Victory Highway Eagle Monument was originally erected near the California-Nevada Stateline in 1928 to honor those who served in WWI. The monument was relocated to Truckee in 1998 due to vandalism. The Town is currently conducting a public outreach process to establish a new location for the monument in Truckee's historic downtown, along the original Victory Highway alignment.</p>
Mousehole Strategy, Funding, and Implementation Program	The Town continued work on the mousehole in coordination with Caltrans including the development of 90% Plans, Specifications, and Estimates.
Particulate Matter Air Quality Management Plan Update and Implementation	Staff is exploring development of a Climate Action Plan and an air quality management report for 2014.
Public Improvement and Engineering Standards (PIES) Amendments	The Town Engineering Division was not able to consider further update of the PIES in 2011, but anticipates work on this task will occur in 2012.

Action	Status
River Revitalization Strategy Implementation	The Town conducted a feasibility study for the Old County Corporation Yard located along the Truckee River in an effort to redevelop this area. In addition, through the Development Code Update process, the Town is considering amendments to implement the River revitalization strategy.
Trails and Bikeways Master Plan Implementation	The Town worked diligently on implementation of the Trails and Bikeways Master Plan including work on the Truckee River Legacy Trail, Brockway Road Trail, and the Tahoe Donner to Downtown Recreational Trail. The Council will consider the annual presentation in May 2012. The Town adopted an interim update to Truckee Trails and Bikeways Master Plan in November 2012. Town will begin work on a comprehensive update to the plan in 2013.
Downtown Specific Plan Update	No work has been initiated on this action item. It is scheduled to be initiated in 2014.
Open Space acquisition and Management Plan with Regional Open Space Protection Strategy	No work has been initiated on this action item. It is included in the CIP for upcoming years.
Sphere of Influence Request	Nevada County LAFCO adopted a sphere of influence for Truckee in 2010.
Transfer of Development Credit Program and other Open Space Mechanisms	No work has been initiated on this action item. It is included in the CIP for upcoming years.
Housing and Development Annual Report	Town staff updates the housing in-lieu fee annually; it was last updated in September 2012. Staff will initiate the Housing Element update in fall 2013. The Housing Advisory Work Group (HAWG) was dissolved by the Town Council under Resolution No. 2012-31, adopted on July 24, 2012.



Appendix 2  
Status of Housing Element Programs in 2012

# ANNUAL ELEMENT PROGRESS REPORT

## *Housing Element Implementation*

(CCR Title 25 §6202 )

Jurisdiction TRUCKEE

Reporting Period 01/01/2012 - 12/31/2012

**Table C**  
**Program Implementation Status**

Program Description (By Housing Element Program Names)	Housing Programs Progress Report - Government Code Section 65583. Describe progress of all programs including local efforts to remove governmental constraints to the maintenance, improvement, and development of housing as identified in the housing element.		
Name of Program	Objective	Timeframe in H.E.	Status of Program Implementation
H-1.3.5	Assess housing needs of seasonal workforce and farmworkers.	2014	Ongoing
H-1.2.3	Implement the Inclusionary Housing Ordinance	2014	The Town Council adopted an inclusionary housing ordinance (Ordinance 2007-05) in May 2007. It was updated again in November 2010. Implementation is ongoing.
H-1.2.4	Implement the Workforce Housing Program	2014	The Workforce Housing Program was included in the Development Code in March 2009. Implementation is ongoing.
H-6.1.1	Revise Development Code for discriminatory provision and compliance with State and Federal laws.	2014	Ongoing. Staff has reviewed the Development Code for discriminatory provisions and the Town Council approved revised housing definitions in 2010.
H-1.4.1	Develop annual housing action plan.	2014	
H-2.1.1	Make available rehabilitation loans to 15 households annually.	2014	This program was discontinued in 2012 upon the dissolution of the Redevelopment Agency.
H-2.1.2	Monitor income-restricted housing units.	2014	The Town maintains updated records and files for both rental and ownership income-restricted units.

H-5.1.1	Obtain outside funding for housing and housing related activities.	2014	The Town employs a housing consultant/grants coordinator to assist in the Town's affordable housing programs and grants.
H-5.1.5	Provide first-time homebuyer assistance for a minimum of 15 households annually.	2014	With the dissolution of the Redevelopment Agency, the first-time homebuyer financial assistance program has been discontinued. Down payment assistance loans were last awarded to qualified buyers in 2011.
H-1.3.6	Encourage mixed use development.	2014	The Development Code was updated in 2012 to provide additional incentives and simplify the process for mixed-use developments.
H-1.3.8	Encourage a variety of housing for seniors.	2014	Ongoing.
H-2.1.3	Encourage preservation and adaptive reuse.	2014	Existing policies allow for adaptive reuse of older structures.
H-5.1.3	Section 8 referrals.	2014.	Ongoing.
H-5.1.7	Leverage housing set-aside funds.	2014	The Redevelopment Agency was the funding source for this program. With the RDA's dissolution, this program has been put on hold.
H-5.1.7	Require long term affordability commitments.	2014	Applied on a per-project basis.
H-1.2.5	Encourage and facilitate development of housing for extremely low-income.	2014	With the downturn of the economy, no affordable housing was built this year. However, these efforts are ongoing.
H-2.2.1	Require building permits.	2014	All projects with new construction or exterior or interior modifications are required to obtain building permits. Ongoing - project based.
H-2.2.2	Remove unsafe dwelling units.	2014	Ongoing - project based. Dwelling units that are unsafe to occupy are actively notified by the Code Compliance Officer.
H-3.1.1	Streamline development review.	2014	Ongoing - project based. Streamlined review processes are applied to qualified projects.
H-3.1.2	Waive, reduce or defer fees for affordable housing units.	2014	Ongoing - project based. With the economic downturn and slowed construction activity, no affordable housing units were built this year. However, incentives are provided in the Development Code.
H-4.1.1	Continue solar access ordinance	2014	Updated in the Development Code in August 2012. Ongoing - project based.
H-4.2.2	Coordinate with public facilities and service providers.	2014	Ongoing - project based. Ongoing efforts between the Town of Truckee and special districts ensure adequate public facilities and services.
H-5.1.2	Support non-profit affordable housing providers.	2014	With the downturn in the economy and slowed construction activity, no affordable housing was built in the reporting year. Ongoing - project based.



H-3.1.3	Modify parking requirements - shared parking.	2014	Ongoing - project-based. Shared parking reductions are applied to mixed-use projects.
H-1.1.2	Amend Development Code to include minimum density provisions.	February 2010	The Subdivision Design and Improvements section of the Development Code, which provides minimum density provisions, was updated in November 2010.
H-1.1.3	Amend Development Code to include maximum average living area.	February 2010	Maximum average living area was included in the Development Code update for Inclusionary Housing in November 2010.
H-1.2.2	Review and revise development standards for second units.	February 2010	The standards for secondary residential units were modified in December 2012, and second units continue to be encouraged in new developments.
H-1.3.1	Revise the Development Code to permit residential care facilities for six or fewer persons	February 2010	Residential care facilities for six or fewer persons is permitted in the Development Code (adopted in 2010).
H-1.3.2	Develop reasonable accommodation procedures.	February 2010	This section was included in the 2010 Development Code update.
H-1.3.3	Amend the Development Code to define "family."	February 2010	The definition of "family" was modified in the 2010 Development Code update.
H-1.3.4	Amend Development Code standards related to manufactured housing.	February 2010	Manufactured homes on a permanent foundation are permitted.
H-3.1.4	Eliminate minimum lot size requirements for residential zones.	February 2010	This modification was included in the 2010 Development Code update.
H-6.1.2	Fair housing information and services pursue agreement and disseminate information.	April 2010	
H-1.2.1	Review and revise Density Bonus Program	August 2010	Updated in the Development Code in December 2010.
H-1.2.2	Meet with homeowners associations regarding second units.	August 2010	
H-1.3.7	Comply with SB2 regarding transitional housing.	August 2010.	This modification was included in the 2010 Development Code update.
H-2.1.4	Adopt a no net loss policy for affordable manufactured housing units.	August 2010	This modification was included in the 2010 Development Code update.
H-2.1.5	Develop a mobile home park improvement program.	August 2010	
H-4.2.1	Encourage residential clustering -	August 2010	This modification was included in the 2011 Development Code update.

	investigate Development Code revisions.			
H-5.1.6	Assess local program expansion.	August 2010		
H-5.1.9	Assess programs to assist above-moderate income households.	August 2010	Down-payment assistance programs for above-moderate income households has been discontinued due to the loss of redevelopment and housing funds.	
H-5.1.10	Request special districts participate in affordable housing.	August 2010		
H-1.1.1	Rezone a minimum of 19.2 acres to permit by-right residential at a minimum of 15 du/ac.	October 2010		
H-1.1.1	Rezone Hilltop-Davies and Fitch site to accommodate remaining moderate-income growth need.	October 2010	The Town is currently processing a 126 unit senior housing project on this site.	
H-3.1.3	Modify parking requirements - investigate reduced parking.	December 2010		
H-4.1.2	Promote sustainable/green building - develop incentive program.	December 2010		
H-5.1.8	Develop shared housing program.	December 2010	Ongoing.	



### **Appendix 3**

#### **Governmental Constraints to Affordable Housing**

1. Truckee does not have the financial resources or sufficient staff to undertake major housing assistance programs without substantial backing by state or federal agencies. Existing funding for federal and state programs is not sufficient to meet statewide demand, which, in turn, limits the Town's ability to meet its needs. Therefore, the limitations on availability of outside assistance programs act as a constraint to the provision of affordable housing.

The Town addressed this constraint by hiring and utilizing a housing consultant to assist in the Town's affordable housing programs; even with the economic downturn, the Town still employs a housing consultant.

## Appendix 4

### Major Multi-Family Residential Projects Completed or Under Construction

The following list summarizes major multi-family residential projects that have not yet reached buildout or were under construction as of December 31, 2012.

1. **Boulders Condominiums**

*Under Construction*

Location: Gateway area, on Deerfield Drive adjacent to Crossroads Center  
Residential Unit Type: Multi-Family Condominium  
Number of Units: 211 units (Phases I-IV)  
Affordable Units:

- 10 units sold to moderate income households
- 2 units to be constructed for low-income households (80% AMI) as part of Phase IV
- 3 units to be constructed for moderate-income households (120% AMI) as part of Phase IV
- 22 units paid in-lieu fees (\$36,000 each)

This project was originally approved with 180 units. Of these 180, 30 were to be available for purchase by moderate-income buyers. Between 2003 and 2006 nine sold as deed-restricted moderate-income units. In 2006 the project developers acquired 3.3 acres from the adjacent First Baptist Church. The Planning Commission approved a fourth phase of the project at this site that included an additional 31 condominium units. As part of the Planning Commission's approval, three units were required to be affordable to moderate-income households and two to low-income households. As of December 31, 2010, 156 units had been completed, and one foundation was poured. Construction of any additional remaining units, including the affordable units for Phase IV, is not likely to begin until there is market demand. No new units were constructed in 2012.

2. **Deer Trail Townhomes**

*Under Construction*

Location: Prosser area, Gray's Crossing Village  
Residential Unit Type: Multi-Family Rental  
Number of Units: 24 units  
Affordable Units: None

This project was approved as part of the Gray's Crossing Specific Plan. Site work for the units began in 2007, and five units were completed in 2008. No additional units were stated in 2011 or 2012. It is not known when construction of these units will commence, as the original developer filed for bankruptcy and is in potential default of the Subdivision Improvement Agreement and Development Agreement. Modifications to the project conditions are highly likely. The specifics of any future Gray's Crossing construction will be revisited by the Town in conjunction with the future owner.



**3. Spring Creek Subdivision**

*Under Construction*

Location: Prosser area, south of Alder Creek Middle School  
Residential Unit Type: Single Family / Duplex  
Number of Units: 66 units (36 single family homes, 30 duplex units)  
Affordable Units: 3 duplex units sold to moderate-income households (120% AMI)

This project was partially created to meet the affordable housing requirement for the Pioneer Commerce Center and includes a combination of stick-built construction and manufactured units. Of the 66 approved units, 30 were required to be offered to moderate-income households. Of the 30 affordable units required to be constructed, 14 were initially built and offered for sale to moderate-income households. However, only three out of these 14 sold. The remaining 11 units were either sold at market-rate or retained as rentals by the developer. Five single-family homes and seven duplexes (14 units) have been completed. Construction on this project has come to a standstill due to the economy.

**4. Stoneridge Condominiums**

*Under Construction*

Location: Downtown area, on the north side of Jibboom Street west of the Truckee Cemetery  
Residential Unit Type: Multi-Family Townhouse and Condominium  
Number of Units: 73 units (57 townhouses, 16 condominiums)  
Affordable Units: 8 condominiums sold to low-income households (80% AMI)

As of December 31, 2012, 34 units were completed including 11 affordable units, 3 of which have since reverted from deed-restricted to market-rate. Construction of the remaining units will probably not commence until there is market demand.

**5. Winter Creek Subdivision**

*Under Construction*

Location: Martis Valley area, on the south side of Brockway Road across from the Truckee Regional Park  
Residential Unit Type: Single Family I Multi-Family Condominium  
Number of Units: 167 units (147 single family homes, 20 condominiums)  
Affordable Units: None

Unlike other single family lot subdivisions in Truckee, the developer is constructing the single family homes in the project. The subdivision map was recorded in December 2004, and roadway and utility infrastructure was completed in 2005. As of December 2012, 94 single family homes were complete. Ten building permits were issued in 2012.

## Appendix 5

### Approved Major Residential Projects

The following list summarizes major residential projects which had a valid land use approval as of December 31, 2012 or are vested under an existing Development Agreement, but did not commence construction in 2012.

#### 1. Gray's Crossing Attached Units

Location:	Prosser area, on the east side of Highway 89 north south of Prosser Dam Road
Residential Unit Type:	Multi-Family Townhouses
Number of Units:	91 units
Affordable Units:	74 units total: 37 units for moderate income households (120% AMI); 37 units for median income (100% AMI)

This project is one of the required affordable housing components of the Gray's Crossing Specific Plan. It is not known when construction of these units will commence, as the original developer filed for bankruptcy and is in potential default of the Development Agreement. Modifications to the project conditions, including the affordable housing requirements, are highly likely. The specifics of any future Gray's Crossing construction will be revisited by the Town in conjunction with the future owner.

#### 2. Gray's Crossing Cottages

Location:	Prosser area, on the east side of China Camp Road approximately 200 feet north of Alder Drive
Residential Unit Type:	Detached Single Family Homes
Number of Units:	89 units
Affordable Units:	59 units total: 20 units for moderate income households (120% AMI); 39 for median income (100% AMI)

This project is one of the required affordable housing components of the Gray's Crossing Specific Plan. It is not known when construction of these units will commence, as the original developer filed for bankruptcy and is in potential default of the Development Agreement. Modifications to the project conditions, including the affordable housing requirements, are highly likely. The specifics of any future Gray's Crossing construction will be revisited by the Town in conjunction with the future owner.



**3. Northwest Townhomes**

Location: Donner Lake area, on the north side of Donner Pass Road ¼ mile west of Donner Lake Road  
Residential Unit Type: Multi-Family Townhouse  
Number of Units: 22 units  
Affordable Units: 3 units for moderate income households (120% AMI)

The Planning Commission approved the project in 2005. A two-year time extension was granted in 2007. With AB 333 and AB 208, the Tentative Map approval for the project was extended to March 2014.

**4. Old Greenwood - The Enclave**

Location: Prosser area, in the northern portion of Old Greenwood, east of Fairway Drive approximately 1/4 mile south of Overland Trail.  
Residential Unit Type: Multi-Family Townhouse  
Number of Units: 26 units  
Affordable Units: 8 to 12 units for moderate income households at 120% AMI. (These units will be provided as part of the Gray's Crossing Townhomes and Cottages projects)

It is not known when construction of these units will commence, as modifications to the project conditions, including the affordable housing requirements, are highly likely. The specifics of any future Old Greenwood construction will be revisited by the Town in conjunction with the future owner.

**5. Old Greenwood- The Villas Phase 2**

Location: Prosser area, in the central portion of Old Greenwood on the northeast side of Villa Court immediately north of Fairway Drive across from the Old Greenwood Pavilion.  
Residential Unit Type: Multi-Family Townhouse  
Number of Units: 8 units  
Affordable Units: None

The Town Council approved the project in 2007 as an amendment to the Old Greenwood Development Agreement. The eight townhouse units were approved to replace 12 fractional ownership units previously approved at this location. It is not known when construction of these units will commence, as the project was sold to new owners. Potential modifications to the project conditions, including the affordable housing requirements are highly likely. The specifics of any future Old Greenwood construction will be revisited by the Town in conjunction with the new owner.

**6. The Boulders Condominiums, Phase IV**

Location: Gateway area, on Deerfield Drive adjacent to Crossroads Center  
Residential Unit Type: Multi-Family Condominium  
Number of Units: 31 units  
Affordable Units: 5 units  
2 units proposed for low-income households (80% AMI)  
3 units proposed for moderate-income households (120% AMI)

180 units were approved as part of Phases I, II, and III. In 2006 the project developers acquired 3.3 acres from the First Baptist Church and the Commission approved a fourth phase of the project. By the end of 2008, 156 units had been completed. Construction of the remaining phase of the project will not begin until there is market demand. As of December 31, 2012, 156 units had been completed, and one foundation was poured. Construction of any additional remaining units, including the affordable units for Phase IV, is not likely to begin until there is market demand. No new building permits were issued in 2011 or 2012.

**7. Lizondo RS-4 Residential Subdivision**

Location: Western Gateway area, near the Sierra Drive/Highway Road intersection  
Residential Unit Type: 8 Duplexes/1 Single-Family  
Number of Units: 17 units  
Affordable Units: 2 units for moderate income households at 120% AMI

This project was approved by the Town Council in October 2009. With AB 208, the Tentative Map approval for the project was extended to October 2013. Construction of these units will likely depend on market-demand.





**3. Canyon Springs**

*Under Consideration*

Location: Glenshire area, immediately east of the Glenshire Subdivision with access from Martis Peak Road and Edinburgh Court

Residential Unit Type: Single-Family

Number of Units: 177

Affordable Units: 8 lots for inclusionary housing; potential of up to 26 dwelling units

A Tentative Map application was submitted in June 2010. The Environmental Impact Report (EIR) Notice of Preparation was issued on April 18, 2010. The Draft EIR was released on December 19, 2012, and the review/comment period ended on March 6, 2013. The Final EIR is being prepared, and is expected to be presented to the Planning Commission in 2013.

**4. Pollard Station Senior Living Project**

*Under Consideration*

Location: Downtown in the Hilltop Master Plan Area at the end of Pine Cone Road

Residential Unit Type: Senior citizen housing project including condominiums and long-term care

Number of Units: 86 senior citizen congregate care units and 40 senior citizen condominiums

Affordable Units: Unknown

A Master Plan Amendment, Development Code Amendment, Tentative Map, Development Permit, Use Permit, and Historic Design Review application was submitted in January 2012 and a revised application was submitted in January 2013. The Planning Division is currently processing this application.

**5. Truckee Springs**

*Under Consideration*

Location: Downtown at the end of South River Street

Residential Unit Type: Mixed (Single Family and Multi-Family Townhouse or Single Family and Lodging)

Number of Units: Concept 1: 5 Single Family and 80 Multi-Family;  
Concept 2: 5 Single Family and 120 lodging units

Affordable Units: To be determined

A Summary Plan was submitted in February 2012 and revised in December 2012. The early public review process is being initiated in spring 2013.

## Appendix 7

### Non-Residential Projects Completed or Under Construction

The following list summarizes major commercial, industrial, and institutional projects completed in 2012 or under construction as of December 31, 2012.

## **1. Old Greenwood Fractional Ownerships**

*Under Construction*

Location:	Old Greenwood
Project Type:	Commercial Lodging
Floor Space (Non-Res):	147 fractional ownership units
Residential:	None

Eighty-three (83) of the fractional ownership units have been completed. Fifty-four (54) units remain to be built.

## 2. Town Animal Shelter

*Under Construction*

Location:	Downtown area, at the southeast corner of Interstate 80 and Donner Pass Road
Project Type:	Institutional
Floor Space (Non-Res):	Commercial Building 9,955 sq. ft. Roof/Covered Area for Shelter 2,276 sq. ft.
Residential:	None

Building and grading permits for the animal shelter have been issued in January 2012 and final occupancy is expected in fall 2013.

### 3. Kelly Brothers Paint Building

*Under Construction*

Location:	Phase III Pioneer Commerce Center, Pioneer Trail
Project Type:	Industrial
Floor Space (Non-Res):	Approximately 3,900 sq. ft.
Residential:	2 units

A building permit and a grading permit were issued in August 2012.

#### 4. Dependable Tow

*Under Construction*

Location:	Prosser area, on the west side of Comstock Drive approximately 200 feet north of Pioneer Trail
Project Type:	Industrial
Floor Space (Non-Res):	6,990 sq. ft.
Residential:	0 units

Dependable Tow was originally approved September 2009. A one-year Time Extension was approved in November 2011. A building permit was applied for in November 2011 and was issued in September 2012.

5. **Phoenix Executive Building**

*Under Construction*

Location: Martis Valley area, at the southwest corner of Soaring Way and Truckee Airport Road  
Project Type: Commercial  
Floor Space (Non-Res): 20,503 sq. ft.  
Residential: None

The Soaring Way Phoenix Executive Building is substantially complete. Temporary occupancy was issued in April 2009, however, final occupancy has not been issued as of December 31, 2012.

6. **Tahoe Forest Hospital Facility Improvements**

*Under Construction*

Location: Gateway area, on the south side of Donner Pass Road between the intersections of Levon Avenue and Pine Avenue.  
Project Type: Institutional  
Floor Space (Non-Res): 7,765 sq. ft.  
Residential: None

A grading permit was issued for the emergency/sterile processing building in September 2012.

7. **Tahoe Forest Cancer Center/Skilled Nursing Facility**

*Completed*

Location: Donner Pass Road at the southwestern intersection of Donner Pass Road and Levon Avenue  
Project Type: Institutional  
Floor Space (Non-Res): 37,749 sq. ft.  
Residential: None

A grading permit was issued for the cancer center in September 2009 and the respective building permit was issued in January 2011.

A grading permit was issued for the skilled nursing facility in May 2011. Because the building construction is under the jurisdiction of the State Office of Statewide Health Planning and Development (OSHDP), no building permits will be submitted to the Town. However, the square footage for the skilled nursing facility is included in the cumulative non-residential square footage discussed in this report.

The Tahoe Forest Cancer Center building shell was finished in May 2012  
Tahoe Forest Hospital Data Center



**8. Town Public Service Center**

*Completed*

Location:	Downtown area, at the southeast corner of Interstate 80 and Donner Pass Road
Project Type:	Institutional
Floor Space (Non-Res):	48,881 sq. ft.
Residential:	None

Building and grading permits for the administrative/maintenance facility building, salt/sand barn and fueling station within the Town Public Service Center were issued in March 2009. These improvements were substantially complete as of December 2011; however, final occupancy was not issued until February 2012.

**9. Follet Mixed-Use building**

*Completed*

Location:	Downtown area, on the northern side of Donner Pass Road, east of the Bridge Street intersection
Project Type:	Commercial
Floor Space (Non-Res):	2,800 sq. ft.
Residential:	1 unit

Building and grading permits were issued in September 2010 and final occupancy was issued in June 2012.

## Appendix 8

### Approved Non-Residential Projects

The following list summarizes major commercial, industrial, lodging, and institutional projects which had a valid land use approval as of December 31, 2012, but had not been issued building permits.

#### 1. Hotel Avery

Location:	Downtown area, at the northwest corner of Bridge Street and South River Street
Project Type:	Lodging and Restaurant
Floor Space (Non-Res):	47,299 sq. ft.
Lodging Rooms:	55 rooms
Residential:	2 restricted moderate-income units or equivalent

The Hotel Avery project, including a Tentative Map was approved in November 2008. The project qualifies for time extensions totaling 4 years (Assembly Bills AB 333 and AB 208) meaning the land use permits are valid until November 2014. The Town Council and Successor Agency approved a Memorandum of Understanding (MOU) in June 2011 which was extended in November 2011. The MOU defines the Agency/owner commitments for project construction including an Agency commitment of \$1 million in public project/infrastructure construction and a \$500,000 loan. A Project Amendment application was submitted in July 2011 to both address the parking and housing conditions and to modify the project description. The Planning Commission approved a Project Amendment on July 17, 2012. This approval is valid until July 17, 2014 unless a Time Extension is approved by the Planning Commission. Anticipated start for utility relocation work is September 2013 subject to approval of construction financing. Vertical construction would start in May 2014.

#### 2. Inn at Truckee Remodel

Location:	Gateway area, on the north side of Deerfield Dr approx. 600 feet west of Highway 89
Project Type:	Mixed Lodging and Residential
Floor Space (Non-Res):	17,921 sq. ft. Lodging (existing)
Lodging Rooms:	Decrease from 43 to 21 rooms
Residential:	5 units (1 affordable to moderate-income households)

The Inn at Truckee remodel was approved by the Planning Commission in August 2008. With AB 333 and AB 208, the Tentative Map approval has been extended to August 26, 2014. No building permits were applied for as of December 31, 2012.

**3. Pioneer East**

Location: Prosser area, on the north side of Pioneer Trail immediately West of Donner Pass Road  
Project Type: Commercial Office  
Floor Space (Non-Res): 77,329 sq. ft.  
Residential: 8 restricted moderate-income rental units

Pioneer East was approved by the Planning Commission in April 2007. With AB 333 and AB 208 the Tentative Map approval has been extended to April 23, 2014. No building permits were applied for as of December 31, 2012.

**4. Finn Industrial Building**

Location: Prosser area, on the west side of Comstock Drive across from Industrial Way  
Project Type: Industrial  
Floor Space (Non-Res): 17,793 sq. ft.  
Residential: 3 units (2 restricted to moderate-income households)

The Finn Industrial Building was approved in September 2007. With AB 333 and AB 208 the Tentative Map approval has been extended to October 24, 2014. No building permits were applied for as of December 31, 2012.

**5. Waltman Use Permit**

Location: Prosser area, on the west side of Comstock Drive across from Industrial Way  
Project Type: Commercial  
Floor Space (Non-Res): 18,144 sq. ft.  
Residential: 2 units

The Waltman Use Permit was approved in January 2010 and the land use permit is valid until December 28, 2013. With AB 208 the Tentative Map and land use approvals have been extended to December 28, 2015.

**6. Fifty-Fifty Brewing Company Brewery (The Rock Building F Project Amendment)**

Location: Martis Valley, on the south side of Brockway Road at The Rock commercial center.  
Project Type: Commercial  
Floor Space (Non-Res): 20,607 sq. ft.  
Residential: None

The Rock Building F Project Amendment to allow for the Fifty-Fifty Brewing Company brewery was approved on July 17, 2012. Building permits were applied for in August 2012 but have not been issued as of December 31, 2012.



**7. Railyard Master Plan**

In addition to the above-mentioned projects, the Town also adopted the Railyard Master Plan in 2009 for 75 acres in Downtown Truckee. This Master Plan allows for up to 15,000 sq. ft. office, 90,000 sq. ft. retail, a 1,000 seat movie theater, 60 lodging units, and 25,000 sq. ft. institutional. No building permits were applied for as of December 31, 2012.

## Appendix 9

### Non-Residential Projects under Consideration or Anticipated

The following list summarizes major non-residential projects which have been submitted to and are currently being considered by the Planning Division or which are anticipated to be submitted in 2013.

1. **Joerger Ranch Specific Plan (Planned Community 3)** *Under Consideration*

Location: Martis Valley area, at the intersection of Highway 267, Brockway Road, and Soaring Way  
Project Type: Planned Community  
Floor Space (Non-Res): Unknown  
Residential: Not Known

2. **Coldstream Specific Plan (Planned Community 1)** *Under Consideration*

Location: Donner Lake area, southeast of the intersection of Donner Pass Road and Coldstream Road  
Project Type: Planned Community  
Floor Space (Non-Res): Up to 30,000 sq. ft. commercial  
Residential: 300 units (including required inclusionary housing units)

3. **Tahoe Donner Association Improvements** *Anticipated*

Location: Tahoe Donner  
Project Type: Commercial (Ski Hill Lodge Remodel/Expansion; Adventure Center/Cross-Country/Equestrian Center Remodel/Expansion)  
Floor Space (Non-Res): Unknown  
Residential: None

4. **Dickson Realty** *Anticipated*

Location: Gateway area, at the northeast corner of Donner Pass Road and Northwoods Boulevard  
Project Type: Commercial  
Floor Space (Non-Res): Approximately 7,000 sq. ft.  
Residential: None

5. **Grocery Outlet** *Anticipated*

Location: Hilltop area, on the southwest corner of Brockway Road and Palisades Drive  
Project Type: Commercial  
Floor Space (Non-Res): Approximately 17,000 s.f.  
Residential: None proposed

**6. Truckee Hostel**

*Under Consideration*

Location:	Downtown area, on the south side of West River Street, approximately 500 feet west of Bridge Street
Project Type:	Lodging
Floor Space (Non-Res):	5,249 sq. ft.
Lodging Rooms:	17 rooms
Residential:	1 unit

**7. Truckee Springs**

*Under Consideration*

Location:	Downtown at the end of South River Street
Project Type:	Mixed (Single Family and Multi-Family Townhouse or Single Family and Lodging)
Floor Space (Non-Res):	Unknown
Lodging Rooms:	Up to 120 rooms
Residential:	Concept #1—5 Single Family and 80 Multi-Family; Concept #2—5 Single Family and 120 lodging units

A Summary Plan was submitted in February 2012 and revised in December 2012. The early public review process is being initiated in spring 2013.



Town Council

Carolyn Wallace Dee, Mayor

Patrick Flora, Vice Mayor

Dr. Mark Brown D.C., Council Member

Alicia Barr, Council Member

Joan deRyk Jones, Council Member



Department Heads

Tony Lashbrook, Town Manager

Andy Morris, Town Attorney

Adam McGill, Chief of Police

John McLaughlin, Community Development Director

Kim Szczurek, Administrative Services Director

Judy Price, Town Clerk

Alex Terrazas, Assistant Town Manager

Daniel Wilkins, Public Works Director/Town Engineer

April 24, 2013

Housing Policy Department  
Received on:

APR 26 2013

Housing and Community Development  
Housing Policy Department  
1800 Third Street  
Sacramento, CA 95811-6942

RE: Town of Truckee General Plan Annual Report Submittal

The Town of Truckee is submitting the 2012 Community Development Annual Report, which describes the Town's General Plan implementation progress. The Annual Housing Element Implementation Progress Report was completed online for the Department of Housing and Community Development.

Please contact me if you have any questions at [ydahn@townoftruckee.com](mailto:ydahn@townoftruckee.com) or (530) 582.2918.

Thank you,

Yumie Dahn  
Assistant Planner

Attachments: 2012 Community Development Annual Report (General Plan Progress Report)